



## Development Option 9: Retail

The large volume and expansive floor spaces of the Trolley Barn complex suggest their commercial retail use. While the site proved too small to support big-box retail, it seems viable for a single-tenant retailer in need of a large spatial volume (such as a furniture retailer). We also studied multiple-tenant retail which, due to its need to subdivide the space, is less efficient and less desirable. Retail use will require a large volume of parking with ample vehicular circulation, mandating in turn the demolition of accessory structures.

Possible retail uses include a grocery store, hardware store, or a pharmacy for a single owner and any variety of smaller business that would typically rent from strip malls for a multiple-tenant strategy.

### Key Issues:

- Obtain the optimal relationship of **leasable space to parking**.
- Buffer the Poinsett neighborhood** from traffic and exterior activity.
- Preserve the **spatial integrity** of the Trolley Barn.

### Advantages

- The large **interior volume** is ideal for single-tenant retail.
- Easy access** to the interstate and other arterial road important for this use.
- Public access** given to this historic building.
- Would serve as a **catalyst for related or supporting uses** to move to this area.

### Disadvantages

- Relatively **high traffic** generated.
- Additional land** (either DOT easement or Mattress Factory site) **may be needed to provide ample parking**.
- A large portion of the site must be used for parking, which **sacrifices historic structures**.

### Program

|                                  |                      |
|----------------------------------|----------------------|
| Site square feet                 | 72,800               |
| Building square feet             | 17,300               |
| Leasable Retail Space (Single)   | 13,600               |
| Leasable Retail Space (Multiple) | 9,400                |
| Parking square feet              | 41,700               |
| Number of spots needed           | 87                   |
| Number of spots available        | 95 (parking plan 4A) |